

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 67 HAWTHORN ROAD, CAULFIELD NORTH, VIC, 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
2 bedroom/2 bathroom apartments	\$*	Or range between	\$ 719,000		\$ 770,000
2 bedroom/2 bathroom apartments	\$ 799,000	Or range between	\$		\$
3 bedroom/2 bathroom apartment	\$ 1,030,000	Or range between	\$		\$
3 bedroom/2 bathroom apartment	\$ 1,698,000	Or range between	\$*		\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$ 577,500 Suburb Caulfield North, Vic, 3161

Period - From 31.10.18 To 31.10.19 Source Realestate.com

Comparable property sale

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 bed/1 bath apartments	1 8/575 Inkerman Road, Caulfield North, Vic, 3161	\$ 725,000	27.10.19
	2 3/5 Beresford Street, Caulfield North, Vic, 3161	\$ 696,000	22.09.19
	3 1/62 Hawthorn Road, Caulfield North, Vic, 3161	\$ 665,000	14.09.19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 bed/2 bath apartments range between \$719K to \$770K	B. The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months	\$	
		\$	
		\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 bed/2 bath apartments at \$1,030,000	B. The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 bed/2 bath apartments at \$1,698,000	B. The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

This Statement of Information was prepared on:

04.12.19